TO:

Boston Redevelopment Authority

FROM:

Hale Champion, Development Administrator

DATE:

September 12, 1968

SUBJECT:

Board of Appeal Referral

RE: Petitions Nos. Z-1244-Z-1251 Boston Housing Authority 108-126 Worcester St., 16-24 Worcester St., 496-502 Shawmut Ave., 83-93 West Springfield St., 61-71 West Rutland Sq., 210 W. Newton St., 192-202 W. Newton St., 1701 Washington St., 755 Tremont St., 155 Northampton St., Boston

Petitioner seeks numerous variances to erect four buildings (358 units) of Housing for the Elderly and four buildings (76 units) of Low Income Housing in an Apartment (H-2), General Business (B-2) and a Local Business (L-2) district. The proposal would violate the code as follows:

Req'd

Proposed

2-1244

108-126 Worcester Street (4 story 20-unit low income

hous ing)

Sect. 10-1 Parking not allowed in front yard nor within five feet

of side lot line

Sect. 17-1 Usable open space is

insufficient

150 sq.ft./du

38 sq. ft./du

Z-1245

16-24 Worcester Street,

496-502 Shawmut Avenue, 83-93 West Springfield Street (4 story-32 units-low income

housing)

Sect. 10-1 Parking is not allowed

in front yard

Sect. 18-1 Front yard is

20 ft. insufficient

6 ft.

Sect. 23-1 Off-street parking is insufficient

22 spaces

21 spaces

			Req 1 d	Proposed
z-1246	hous	tland Square units-low income sing) Parking not allowed in front yard nor within 5' of side lot line		
	Sect. 18-1	Front yard is insufficient	20 ft.	10 ft.
z-1248	(4 story-12 hous Sect. 10-1	t Newton Street units-low income sing) Parking not allowed in front yard nor within 5' of side lot line		
	Sect. 18-1	Front yard is insufficient	20 ft.	10 ft.
Z-12 <sup>1</sup> +7	for Sect. 10-1	the Elderly) Parking not allowed in front yard nor within 5' of side lot line		
		Side yard is insufficient Setback of parapet	12 ft.	10 ft.
	Decr. SI-I	is insufficient	30 ft.	23.5 ft.
Z-1249	the Sect. 10-1	gton Street  B units-Housing for Elderly) Parking not allowed in front yard Off-street parking is insufficient	n 22 spaces	21 spaces
Z-1250	the	units-Housing for Elderly)		
			150 sq. ft./du	38 sq. ft./du
		Front yard is insufficient Rear yard is	20 ft.	14.5 ft.
	pecu. Zu-I	insufficient	17 ft.	16.95 ft.

		Req'd	Proposed
Z-1251 155 Nort	thampton Street y-77units-Housing for the Elderly)		
	0-1 Parking is not allow in front yard	red	
Sect. I	5-l Floor area ratio is excessive	20	2.68
Sect. 1	7-l Usable open space is insufficient	150 sq.ft./du	126 sq. ft./du
Sect. 18	8-1 Front yard is insufficient	20 ft.	120 sq. 10./dd

The structures, located on various parcels in the South End Urban Renewal Area, would be of concrete construction. The proposed development would relieve an apparent shortage of housing for families of Low Income (76 units) and for the Elderly (358 units) in this area. The development plan is consistent with the residential character of the area and conforms with the South End Urban Renewal Plan. The staff approves the proposal on the basis, however, that the petitioner comply with the off-street parking requirements for Petitions No. Z-1245 and Z-1249.

VOTED: That in connection with Petitions Nos. Z-1244-Z-1251, brought by the Boston Housing Authority, 108-126 Worcester Street, 16-24 Worcester Street, 496-502 Shawmut Avenue, 83-93 West Springfield Street, 61-71 West Rutland Square, 210 West Newton Street, 192-202 West Newton Street, 1701 Washington Street, 755 Tremont Street and 155 Northampton Street, Boston for variances of parking not allowed in front yard, excessive floor area ratio, insufficient open space, front yard, side yard, rear yard, setback of parapet, and off-street parking to erect 4 buildings (358 units) of Housing for the Elderly and 4 buildings (76 units) of Low Income Housing in an Apartment (H-2), General Business (B-2), and Local Business (L-2) district, the Boston Redevelopment Authority recommends approval provided that the petitioner comply with the off-street parking requirements for Petitions No. Z-1245 and Z-1249. The proposed development would relieve an apparent shortage of Housing for the Elderly and Low Income Housing in this area. The development plan is consistent with the residential character of the area and conforms with the South End Urban Renewal Plan.

TO: Boston Redevelopment Authority

FROM: Hale Champion, Development Administrator

DATE: September 12, 1968

SUBJECT: BOARD OF APPEAL REFERRAL

RE: Petition No. Z-1254

Centrose Associates & LPL Trust 73-103 High Street, Boston

Petitioner seeks three variances to erect a 31 story office building in a General Business (B-10) district. The proposal would violate the code as follows:

		Req'd	Proposed
Sect. 15-5.	Floor area ratio is excessive	14	26.67
Sect. 21-1.	Setback of parapet (all sides)	45.72	O (High St.)
	not provided	15.72	O (Purchase St.)
		31.22	O (Congress St.)
		25.34	O (Southwesterly side)
Sect. 24-1.	Off-street loading bays	8 ba	ys 3 bays

The proposed office and garage (140 spaces) structure would be constructed on a parcel of 28,676 square feet located on High Street near Congress and Purchase Streets. Although the deviation from the Floor Area Ratio limitation is substantial, it is the unanimous opinion of the staff that a building of this size is not only appropriate but will be a great asset to the area. The building will face upon the broad expanse of the Fitzgerald Expressway and frontage roads, in total almost 300 feet wide, which provides adequate light and air and which, in effect, limits building density in the area. Thus the principal purposes of FAR limitations and setback requirements will be achieved.

The building has been carefully designed to respond to urban design and planning requirements. In order to respond to our objectives, an asymmetric floor plan has been developed which allows the building to have its major faces parallel to all three surrounding streets. Thus a highly desirable continuity of surface is provided, which would be lost if setbacks were provided. Although the petition indicates that a setback would not be provided along the Southwesterly sideline, the developer has agreed, and their plans show, that a minimum setback of 18 feet would be provided along that side. It is the opinion of the staff that a minimum setback of 18 feet would be adequate.

It is also the opinion of the staff that an office building will not generate large amounts of truck loading and unloading activity and that therefore the requirements of the Code are excessive in this respect. Although the developer's petition specifies the provision of three off-street loading bays, they have agreed to provide four such bays, which in the staff's opinion is adequate. They have also agreed to provide off-street maneuvering space for trucks, to avoid disruption of traffic in the street.

Zoning Referral 9/12/68

The developers are Centrose Associates, a combination of the group that developed the State Street Bank Building plus Rose Associates from New York. The architects are Emory Roth & Associates and Pietro Belluschi. This is a private venture, not being constructed within an urban renewal area nor involving any public subsidy of any sort. The developers have given us a complete set of their preliminary plans for review and have agreed to submit their working drawings to us at a later stage.

Approval is recommended, provided that a minimum of 4 off-street loading bays, adequate off-street maneuvering space for trucks, and a minimum setback of 18 feet along the Southwesterly sideline be provided as mentioned above.

That in connection with Petition No. Z-1254, brought by Centrose Associates and LPL Trust, 73-103 High Street, Boston, for variances of excessive floor area ratio, insufficient setback of parapet, and insufficient off-street loading bays, to erect a 31 story office building in a Business (B-10) district, the Boston Redevelopment Authority recommends approval provided that the petitioner meets the following conditions: (1) a minimum of four off-street loading bays, each measuring not less than ten feet wide, thirty-six feet long, and fourteen feet in height; (2) truck maneuvering space inside the building so that traffic in the streets will not be disrupted by on-street truck maneuvering; (3) a minimum setback of 18 feet be provided along the Southwesterly sideline. Although the deviation from Floor Area Ratio appears substantial, the Authority is of the opinion that a building of this size is appropriate at this location. The planning and design of this development is consistent with the general character of the area.